

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
August 26, 2009
5:30 P.M.**

MINUTES

The Building & Standards Commission Panel "B" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Wednesday, August 26, 2009 at 5:30 p.m. with the following members present:

Board Members Present:

Jimmy Stevens
William Correa
Anibal Olague
Fred Perez
Ira Barbe

Others Present:

Bill Stern, Chief Building Inspector
Tom Maguire, Chief Building Inspector
Cynthia Osborn, Assistant City Attorney
Nellie Avalos, Residential Inspector
Rocio Genera, Recording Secretary

Late Members

Paul Zacour 5:42 p.m.

Absent Members

Roman Bustillos
Hector Zamora, Jr.

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Acting Chairman, Jimmy Stevens at 5:39 p.m.

II. Approval of minutes for the meeting held June 24, 2009.

Motion made by William Correa seconded by Fred Perez to approve the minutes for the June 24, 2009 meeting unanimously carried.

III. Any changes to the agenda

Bill Stern asked the commission to move Item #7 to the forefront.

Regular Items:

- VII. Public hearing to determine if the property located at 4425 Sunrise Ave., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated July 29, 2009. The owner Northeast Community Development Organization, 8740 Gateway North, El Paso, Texas, 79904, (the "**Owner**"), had been notified of the violations at this property.

Bill Stern, Chief Building Inspector presented the item.

Sandra Moore-Duarte, was present for discussion.

Albert Bloxsom, was present to discuss the item.

Officer Jeremy Ontiveros, El Paso Police Department, was present for discussion.

Sylvia O. Zanella, Environmental Services Department, was present for discussion.

Motion made by William Correa seconded by Anibal Olague to accept staff recommendations unanimously carried.

The owners have been notified of the property maintenance violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structures are substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
 - 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
 - 3) That the structures' certificate of occupancy be revoked; and
 - 4) That the structures can be rehabilitated; and
 - 5) That the structures be vacated and remain vacated within thirty (30) days; and
 - 6) That the structure be secured and maintained secure within thirty (30) days; and
 - 7) That the structures be rehabilitated within sixty (60) days; and
 - 8) That the structures be demolished if they are not rehabilitated within (60) days;
 - 9) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
 - 10) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.
- IV. Public hearing to determine if the property located at 3511 Polk Ave., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated July 31, 2009. This property was recommended for condemnation to be secured and for the property to be cleaned and maintained clean at the Building and Standards 4336 Buckingham Dr., El Paso, Texas, 79902 (the "**Owner**"), has been notified of the violations at this property.

Bill Stern, Chief Building Inspector, presented the item.

Rosa Guerrero, 3515 Polk Ave. was present for discussion.

Officer Cruz Morales, El Paso Police Department, was present for discussion.

Motion made by Ira Barbe seconded by Fred Perez to accept staff recommendations unanimously carried.

The owners have been notified of the property maintenance violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy remain revoked; and
- 4) That the structure cannot be rehabilitated; and
- 5) That the structure and carport be demolished within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

- V. Public hearing to determine if the property located at 2721 Louisiana St., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated April 13, 2009. The owner Herlinda P. Carrasco, 2721 Louisiana St., El Paso, Texas, 79930 (the "**Owner**"), has been notified of the violations at this property.

Bill Stern, Chief Building Inspector, presented the item.

Herlinda Carrasco, owner, was present for discussion.

Nellie Avalos, Building Inspector, was present to translate in English.

Motion made by Anibal Olague seconded by Paul Zacour to postpone the item for 60 days passed. William Correa and Ira Barbe voted naye.

- VI. Public hearing to determine if the property located at 6047 Deer Ave., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety whether the same should be repaired or demolished. First investigated June 24, 2009. The owners John D. Hunt, 6047 Deer Avenue, El Paso, Texas, 79924 and Wells Fargo Bank, N.A., P. O. Box 10399, Phoenix, AZ, 85054 (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Chief Building Inspector presented the item.

Nellie Avalos, Residential Inspector, was present for discussion.

Sylvia Zanella, Environmental Services Department, was present for discussion

Motion made by William Correa seconded by Fred Perez to accept staff recommendations unanimously carried.

The owners have been notified of the property maintenance violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be rehabilitated; and
- 5) That the structure be secured and maintained secure within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

VII. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:47 p.m.

Jimmy Stevens, Acting Chairman

Bill Stern, C.B.O., Chief Building Inspector
Development Services Department